

IN THE MATTER OF THE
THE APPLICATION OF
BLACKSTRAP DEVELOPMENT CO.
FOR A ZONING RECLASSIFICATION
FROM M.L. TO R.C.2 AND A
SPECIAL EXCEPTION ON PROPERTY
LOCATED ON THE SOUTHEAST SIDE
OF WHITEHALL ROAD (150' SOUTH
OF WHITEHALL ROAD) AND 1750'
WEST OF CENTERLINE OF VERNON
ROAD
7TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD
* OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. CR-91-114-X
* Item #8, CYCLE IV
* 1990-1991
* (Documented Site Plan)

OPINION

This case comes before this Board on Petition for a Reclassification from M.L. to R.C.2 for a 3.48 acre parcel and requesting a Special Exception to permit this parcel to be included into the Special Exception already granted for the 217 acre golf course. The case was heard this day in its entirety.

Testifying for Petitioner was James S. Patton, a land planner and civil engineer, who testified that he prepared the plat and entered same as Exhibit No. 1 showing the proposed use of the property if the R.C.2 zoning is granted. Henry Pullen, a real estate broker, who has been familiar with the site for 25 years testified that he was the agent involved in the sale of the property to Blackstrap Development Co. and testified that the property had previously been used for the manufacture of a liquid protein, an additive for cattle feed. He further testified that the business was failing and that the owner had tried to sell the land and the business for between seven and ten years and was unable to attract a buyer. Donald Airey, one of the owners of the Blackstrap Development Co., testified that they had purchased a

Blackstrap Development Co., Case No. CR-91-114-X

total of 315 acres of which 217 acres was to be included in the golf course. He testified that he visited the site in January of 1989 and that the business was inactive, that there were 13 to 15 storage tanks 30' in diameter by 50' high and a number of small tanks 12' in diameter by 30' high, some small structures, some various accessory buildings, a number of abandoned trucks and a general collection of junk and debris. Since the purchase of the property, Blackstrap Development Co. has removed seven underground tanks under the Environmental Protection Agency's supervision, and has dismantled all of the above ground tanks with the exception of one which is in the process of being dismantled. All of the buildings and the junk and debris will be removed with the exception of one building which they hope to use as a maintenance shop for the golf course on a temporary basis. The Board will note Petitioner's Exhibit No. 2, a statement of facts in support of the Petition for Reclassification.

Mr. Patton and Mr. Airey both testified that upon the reclassification from M.L. to R.C.2, the use proposed would be in complete compliance with Section 502.1 and as to its proposed use as a part of the golf course.

The Board is of the opinion that the proposed reclassification should be granted. This small parcel located in a rural area containing a failing business, hazardous tanks, various abandoned vehicles and debris should have been removed from the M.L. classification and rezoned to R.C.2 in configuration with all the surrounding zonings and to not have done so was in error. The use

Blackstrap Development Co., Case No. CR-91-114-X

proposed and testified to conform to all the requirements of Section 502.1 and the Special Exception will be granted.

ORDER

IT IS THEREFORE this 3rd day of May, 1991 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification of the 3.48 acres from M.L. to R.C.2 be and the same is hereby GRANTED; and

IT IS FURTHER ORDERED that the requested Special Exception use for a golf course in conjunction with the adjoining properties be and the same is hereby GRANTED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett, Chairman

John G. Blaney

Michael B. Sauer

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an M.L. zone to an R.C.2 zone, for the reasons given in the attached statement, and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for in accordance with the Order of the Zoning Commissioner regarding this property, dated March 23, 1990, for the reasons given in the attached statement.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

A special exception for a country club (primarily a golf oriented facility), including golf course, practice facilities, a clubhouse complex including without limitation a pro shop, lounge, eating facility and other appropriate recreational facilities, maintenance facilities associated with the foregoing, shelters and other structures, improvements or facilities generally associated with golf or country clubs.

MAP REF: A
B-2
E.D. 7B
DATE 11-14-91
200 64
1000 64
G

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Blackstrap Development Co.
(Type or Print Name)
Signature: E. Donald Airey, President
Address: (Type or Print Name)
City and State: Signature

Attorney for Petitioner:
Thomas G. Bodie
(Type or Print Name)
Signature: Thomas G. Bodie
Address: 21 W. Susquehanna Ave., Towson, Maryland 21204
City and State: 21 W. Susquehanna Ave., Towson (301) 823-1250
Attorney's Telephone No.: (301) 823-1250

BABC-Form 1

CR-91-114-X

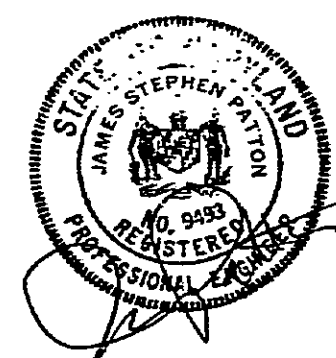
ML PROPERTY
BLACKSTRAP DEVELOPMENT COMPANY
(GREYSTONE GOLF COURSE)
7TH ELECTION DISTRICT - 3RD COUNCILMANIC

ZONING DESCRIPTION

Beginning at a point 150 feet south of the center line of White Hall Road which is twenty four (24) feet wide at a distance along said center line 1750 feet west of the center line of the nearest improved intersecting street, Vernon Road, which is twenty four (24) feet wide. Thence the following courses and distances:

South 19°10'00" East 330.0'±;
South 70°50'00" West, 480.0'±;
North 19°10'00" West, 275.0'±;
North 60°50'00" East, 225.0'±;
North 60°50'00" West, 10.0'±;
North 70°50'00" East, 262.0'±;

to the place of beginning, a portion of the parcel recorded in Deed Liber 8286, Folio 544-559, containing 3.47 acres ±.



Baltimore County
Zoning Commissioner
County Office Building
121 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
No 3495

Date: 9/24/90 H9100127

	QTY	PRICE
PUBLIC HEARING FEES		
050 -SPECIAL EXCEPTION	1 X	\$175.00
060 -RECLASSIFICATION	1 X	\$175.00
TOTAL:		\$350.00

LAST NAME OF OWNER: BLACKSTRAP DEV.

Please make checks payable to: Baltimore County

Cashier Validation:

Baltimore County
Zoning Commissioner
County Office Building
121 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
#13

8/31/90
Reclass Petition \$350.00
Owner: Blackstrap Dev. Co.
Attn: Robert L. Minkatz, P.A.

Baltimore County
Zoning Commissioner
County Office Building
121 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt

Date: 5/24/91 H9101129

	QTY	PRICE
PUBLIC HEARING FEES		
080 -POSTING SIGNS / ADVERTISING	1 X	\$523.53
TOTAL:		\$523.53

LAST NAME OF OWNER: BLACKSTRAP DEV.

Please Make Checks Payable To: Baltimore County 04A0480033MCHRC 4523.53

Cashier Validation:

Baltimore County
Zoning Commissioner
County Office Building
121 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt

Date: 5/24/91 H9101129

	QTY	PRICE
PUBLIC HEARING FEES		
080 -POSTING SIGNS / ADVERTISING	1 X	\$9.00
TOTAL:		\$9.00

LAST NAME OF OWNER: BLACKSTRAP DEV.

Please Make Checks Payable To: Baltimore County 04A0480033MCHRC \$9.00

Cashier Validation:

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 7th Date of Posting: 4/14/91
Posted for: Robert L. Minkatz, P.A.
Petitioner: Blackstrap Development Company
Location of property: 150' S. White Hall Rd., 1750' W. Vernon Rd.
Location of Sign: 150' S. White Hall Rd., 1750' W. Vernon Rd.
Remarks: To be posted on 4/14/91
Posted by: Robert L. Minkatz, P.A. Date of return: 4/15/91
Number of Signs: 1

NOTICE OF HEARING

Petition for Zoning Reclassification and Special Exception
 Case Number: CR-91-114-X
 SE/S Whitehall Road, (150' S of Whitehall Road and 1750' W of Vernon Road)
 "Newstone Golf Course"
 7th Election District - 3rd Councilmanic
 Petitioner(s): Blackstrap Development Company
 Beginning at a point 150 feet south of the center line of Whitehall Road which is twenty four feet wide at a distance along said center line of the nearest improved intersecting street, Vernon Road, which is twenty four feet wide. Thence the following courses and distances:
 South 19 degrees 10 minutes 00 seconds East 330.0 feet, more or less;
 South 70 degrees 50 minutes 00 seconds West, 480.00 feet, more or less;
 North 19 degrees 10 minutes 00 seconds West, 275.0 feet, more or less;
 North 60 degrees 50 minutes 00 seconds East, 225.0 feet, more or less;
 North 20 degrees 50 minutes 00 seconds East, 10.0 feet, more or less;
 to the place of beginning, a portion of the parcel recorded in Deed Liber 8286, Folio 544-559, containing 3.47 acres, more or less.
 RECLASSIFICATION: Petition to reclassify the property from R.L. zoning to R.C.-2 zoning.
 SPECIAL EXCEPTION: For a country club (primarily a golf oriented facility) including golf course, practice facilities, clubhouse complex including dining, lounge, eating facility and other appropriate recreational facilities, maintenance facilities associated with the foregoing, shelters and other structures, improvements or facilities generally associated with golf or country clubs.
 DATE: TUESDAY, APRIL 30, 1991
 LOCATION: Rm. 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204
 WILLIAM T. HACKETT, Chairman
 County Board of Appeals

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4-5, 1991
 THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4-4, 1991.

TOWSON TIMES,

S. Zeke Orlean
 Publisher

\$ 179.82

NOTICE OF HEARING

Petition for Zoning Reclassification and Special Exception
 Case Number: CR-91-114-X
 SE/S Whitehall Road, (150' S of Whitehall Road and 1750' W of Vernon Road)
 "Newstone Golf Course"
 7th Election District - 3rd Councilmanic
 Petitioner(s): Blackstrap Development Company
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 South 19 degrees 10 minutes 00 seconds East 330.0 feet, more or less;
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 North 19 degrees 10 minutes 00 seconds West, 275.0 feet, more or less;
 North 60 degrees 50 minutes 00 seconds East, 225.0 feet, more or less;
 North 20 degrees 50 minutes 00 seconds East, 10.0 feet, more or less;
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 WILLIAM T. HACKETT, Chairman
 County Board of Appeals

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4-5, 1991
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4-4, 1991.

THE JEFFERSONIAN,

S. Zeke Orlean
 Publisher

\$ 179.82

October 17, 1990

NOTICE OF HEARING

Petition for Zoning Reclassification and Special Exception
 Case Number: CR-91-114-X
 SE/S Whitehall Road, (150' S of Whitehall Road and 1750' W of Vernon Road)
 "Newstone Golf Course"
 7th Election District - 3rd Councilmanic
 Petitioner(s): Blackstrap Development Company

PROPERTY DESCRIPTION

Beginning at a point 150 feet south of the center line of White Hall Road which is twenty four feet wide at a distance along said center line 1750 feet, more or less west of the center line of the nearest improved intersecting street, Vernon Road, which is twenty four feet wide. Thence the following courses and distances:

South 19 degrees 10 minutes 00 seconds East 330.0 feet, more or less;
 South 70 degrees 50 minutes 00 seconds West, 480.00 feet, more or less;
 North 19 degrees 10 minutes 00 seconds West, 275.0 feet, more or less;
 North 60 degrees 50 minutes 00 seconds East, 225.0 feet, more or less;
 North 20 degrees 50 minutes 00 seconds East, 10.0 feet, more or less;
 North 70 degrees 50 minutes 00 seconds East, 252.0 feet, more or less;
 to the place of beginning, a portion of the parcel recorded in Deed Liber 8286, Folio 544-559, containing 3.47 acres, more or less.

RECLASSIFICATION: Petition to reclassify the property from R.L. zoning to R.C.-2 zoning.

SPECIAL EXCEPTION: For a country club (primarily a golf oriented facility) including golf course, practice facilities, a clubhouse complex including without limitation a pro shop, lounge, eating facility and other appropriate recreational facilities, maintenance facilities associated with the foregoing, shelters and other structures, improvements or facilities generally associated with golf or country clubs.

TIME: 10:00 a.m.
 DATE: TUESDAY, APRIL 30, 1991

LOCATION: County Office Building, Room 301
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN
 County Board of Appeals

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353
 J. Robert Haines
 Zoning Commissioner

DATE: 4/9/91

Blackstrap Development Company
 2341 York Road
 Timonium, Maryland 21093

Re: Petition for Zoning Reclassification and Special Exception
 Case Number: CR-91-114-X
 SE/S Whitehall Road, (150' S of Whitehall Road and 1750' W of Vernon Road)
 "Newstone Golf Course"
 7th Election District - 3rd Councilmanic
 Petitioner(s): Blackstrap Development Company
 HEARING: TUESDAY, APRIL 23, 1990 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$532.45 is due for advertising and posting of the above property. This fee must be paid before an order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and remit it to Ms. G. Stephens, Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Very truly yours,

J. Robert Haines
 Zoning Commissioner

cc: Thomas G. Bodie, Esq.

NOTICE OF HEARING

Petition for Zoning Reclassification and Special Exception
 Case Number: CR-91-114-X
 SE/S Whitehall Road, (150' S of Whitehall Road and 1750' W of Vernon Road)
 "Newstone Golf Course"
 7th Election District - 3rd Councilmanic
 Petitioner(s): Blackstrap Development Company

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TIME: 10:00 a.m.
 DATE: TUESDAY, APRIL 30, 1991

LOCATION: County Office Building, Room 301
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN
 County Board of Appeals

cc: Blackstrap Development Company
 Thomas G. Bodie, Esq.

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

111 West Chesapeake Avenue
 Towson, MD 21204

April 2, 1991

887-3353

Thomas G. Bodie, Esquire
 21 W. Susquehanna Avenue
 Towson, MD 21204

RE: Item No. 8
 Case No. R91-114
 Petitioner: Blackstrap Dev. Corp.
 Reclassification Petition

Dear Mr. Bodie:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle IV). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before April 9, 1991. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

Thomas G. Bodie
 R91-114-X
 Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

James E. Dyer
 Chairman
 Zoning Plans Advisory Committee

JED:jw

Enclosures

cc:

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-5554

November 23, 1990



Mr. William Hackett
Chairman, Board of Appeals
County Office Building
Towson, Maryland 21204

Dennis F. Rasmussen
County Executive

Zoning Classification Cycle IV
Property Owner:
Case No./Hearing Date:
Location:

October 1990 - April 1991
Blackstrap Development Co.
CR-91-114-X, April 30, 1991
SE/S Whitehall Road, 1750 ft. west
of Vernon Road.

Existing Zoning:
Election District:
Councilmanic District:
Acres:
Proposed Zoning:

M.L.
7th
3rd
3.47
R.C.-2 Special Exception for a
Country Club Golf Course.

Dear Mr. Hackett:

The existing M.L. zoning for this site can be expected to generate approximately 180 vehicle trips per day. The proposed R.C.-2. zoning and special exception for a golf course can be expected to generate approximately 620 vehicle trips per day.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lrw

RECEIVED
NOV 28 1990
ZONING OFFICE

Baltimore County
Fire Department
700 East Joppa Road, Suite 301
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

OCTOBER 12, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: BLACKSTRAP DEVELOPMENT CO.

Location: SE/S WHITEHALL ROAD

Item No.: CR-91-114-X Zoning Agenda: OCTOBER, 1990 - APRIL, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Michael S. Flanigan* Noted and Approved *Paul H. Reincke*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

IN THE MATTER OF THE APPLICATION : BEFORE THE COUNTY BOARD
FOR RECLASSIFICATION FROM M.L. : OF APPEALS
TO R.C. 2 ZONE WITH SPECIAL EXCEPTION : OF BALTIMORE COUNTY
FOR A COUNTRY CLUB (PRIMARILY A GOLF
ORIENTED FACILITY), etc., SE/S
Whitehall Rd. (150' S of Whitehall Rd.)
and 1750' W of C/L of Vernon Rd.,
7th Election District; 3rd Councilmanic
District

BLACKSTRAP DEVELOPMENT CO., Petitioner : Zoning Case No. CR-91-114-X
(Item 8, Cycle IV, 1991)

PEOPLE'S COUNSEL'S WITHDRAWAL OF APPEARANCE

People's Counsel for Baltimore County hereby withdraws its appearance previously entered in the above-captioned matter.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 887-2188

I HEREBY CERTIFY that on this 25th day of April, 1991, a copy of the foregoing People's Counsel's Withdrawal of Appearance was mailed to Thomas G. Bodie, Esquire, 21 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF
FROM M.L. TO R.C. 2 ZONE : APPEALS OF BALTIMORE COUNTY
AND SPECIAL EXCEPTION :
SE/S Whitehall Rd. (150' S of :
Whitehall Rd.) & 1750' W of :
Centerline of Vernon Rd. :
7th Election District : Case No. CR-91-114-X
3rd Councilmanic Dist. : (Item 7, Cycle IV)

BLACKSTRAP DEVELOPMENT CO.,
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 887-2188

I HEREBY CERTIFY that on this 17th day of October, 1990, a copy of the foregoing Entry of Appearance was mailed to Thomas G. Bodie, Esquire, 21 W. Susquehanna Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
COUNTY BOARD OF APPEALS
30 OCT 17 AM 8:50

LAW OFFICES
POWER AND MOSNER
A PROFESSIONAL ASSOCIATION
21 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204-5279
(301) 823-1280
FAX (301) 286-4332

GORDON G. POWER
(1912-1987)
WILLIAM F. MOSNER
(1927-1988)
ROBERT A. WATKINS
(1922-1987)
WILLIAM J. HART, JR.
(1922-1987)
OF COUNSEL:
C. ARTHUR EBY, JR.

August 28, 1990

The County Board of Appeals of Baltimore County
County Office Building, Room 315
Towson, Maryland 21204

Re: Petition for Reclassification of M.L. zoned area within the Greystone proposed golf course, SW of the intersection of White Hall & Vernon Roads 7th Election District, 3rd Councilmanic District BLACKSTRAP DEVELOPMENT CORPORATION - Legal Owner Case No. 90-19-SPHX (Previous Special Exception Petition)

Statement of Facts
in Support of Petition for Reclassification

Please accept this letter as the Statement of Reasons in support of the attached Petition for Reclassification.

This Petition is submitted pursuant to the Zoning Order and accompanying Findings of Fact and Conclusions of Law signed by J. Robert Haines, Zoning Commissioner and dated March 23, 1990 in Case No. 90-19-SPHX. In this order, the Commissioner required that Petitioners submit a Petition for Reclassification regarding a small parcel of land located within the boundary of the golf and country club proposed by Petitioners. The Order stated that "...if the reclassification was successful, then the buildings on the current M.L. zoned property may be incorporated into the golf course special exception [granted by this Order]." The Order also stated that M.L. zoned land may not be used for or in support of a golf course.

Mr. Haines Opinion also states that,

"The Petitioner has agreed to remove the M.L. zoning from the subject site. The Petitioner shall file a Petition for Reclassification to remove the M.L. zone...If the reclassification

*Petitioner's
Ex-82*

((4))
The County Board of Appeals for Baltimore County
August 28, 1990
Page 2

is successful, then the buildings on the current M.L. zoned property may be incorporated into the golf course. These buildings must be useful in the current operation of the golf course. However, M.L. zoned land may not be used for or in support of a golf course" (emphasis added).

In addition, the molasses factory for which the land was M.L. zoned has ceased operations, and any reuse of the remaining structures as a manufacturing facility is unfeasible. Furthermore, the use of one parcel as M.L.-zoned land and the use of the surrounding parcels as a golf course/country club is not a compatible land usage.

The goal of the reclassification of this land, other than to be in compliance with the Zoning Order, is that the land might be used for or in support of the proposed golf course and country club.

Thank you for your consideration in this matter.

Very truly yours,

Thomas G. Bodie
Thomas G. Bodie
Attorney for Petitioners

LAW OFFICES
POWER AND MOSNER
21 W. SUSQUEHANNA AVE.
TOWSON, MD. 21204

LAW OFFICES
POWER AND MOSNER
A PROFESSIONAL ASSOCIATION
21 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204-5279
(301) 823-1280
FAX (301) 286-4332

GORDON G. POWER
(1912-1987)
WILLIAM F. MOSNER
(1927-1988)
WILLIAM J. HART, JR.
(1922-1987)
OF COUNSEL:
C. ARTHUR EBY, JR.

April 11, 1991

Ms. Gwen Stevens, Scheduling
Zoning Office for Baltimore County
111 W. Chesapeake Avenue
Room 113
Towson, Maryland 21204

Re: Case No. CR-91-114-X
Greystone Golf Course
Petition for Zoning Reclassification

Dear Ms. Stevens:

As per your telephone conversation with my office today, the date of April 30, 1991 at 10:00 a.m. is the correct date for the hearing in the above referenced case.

Your correspondence of April 9, 1991 to the Petitioner (copy enclosed) is in error, noting the date of Tuesday, April 23, 1990 at 10:00 a.m.

Please call my office to confirm and verify receipt of this correspondence.

Thank you for your attention to this matter.

Very truly yours,

Thomas G. Bodie
Thomas G. Bodie

jcc

cc: Board of Appeals
Attn: Linda Ruzmaul, Secretary

03 APR 12 1991
STEVENS, GWEN
RECEIVED

P Ltd
PATTON CONSULTANTS, LTD.
305 W. Chesapeake Avenue, Suite 305
Towson, Maryland 21204
(301) 286-2140
Fax (301) 286-0419

TRANSMITTAL

Date: 8/31/90 Proj. No. 9023
RE: Greystone Golf Course

CR-91-114-X

TO: Office of Planning and Zoning
Baltimore County
Towson, Maryland 21204
ATTN:

TRANSMITTED VIA
☐ Fax No. ()
☒ Messenger
☐

WE ARE PLEASED TO SEND YOU:
☒ Attached ☐ Under separate cover

THE FOLLOWING ITEMS:
☐ Sketch Drawings ☐ Plans ☐ Reports ☐
☐ Prints ☐ Specifications ☐ Copy of Letter ☐

COPIES	DATE	DESCRIPTION	DWG. NO.
13		Site Plans	
7		Petition Forms	
3		Property Description	
4		Explanations	
4		1" = 1,000' Scale	
4		1" = 200' Scale	
1		Filing fee	

THIS TRANSMITTAL IS
☒ For your approval ☐ Approved with exceptions noted
☐ For your use ☐ Your documents returned after loan ☐ Returned for corrections
☐ At your request ☐ to us ☐ For review and comment ☐ Approved as submitted

FURTHER ACTION REQUIRED
☐ Resubmit _____ copies for approval ☐ Submit _____ copies for distribution ☐ Return _____ corrected prints

REMARKS:

COPY TO: _____ SIGNED: *James A. Patton*
If enclosures are not as noted, please notify us at once.
Reclass Petition 350

BALTIMORE COUNTY, MARYLAND PUBLIC NOTICE

RECLASSIFICATION AND REDISTRIBUTION PETITIONS ACCEPTED FOR
FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1990 -
APRIL, 1991 ZONING RECLASSIFICATION CYCLE IV

LOCATIONS OF PROPERTIES UNDER PETITION	
<p>WESTERN SECTOR</p> <p>1. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>2. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>3. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>4. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>5. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>6. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>7. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>8. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>9. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>10. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>11. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>12. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>13. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>14. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>15. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>16. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>17. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>18. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>19. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>20. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p>	<p>CENTRAL SECTOR</p> <p>21. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>22. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>23. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>24. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>25. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>26. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>27. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>28. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>29. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>30. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>31. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>32. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>33. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>34. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>35. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>36. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>37. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>38. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>39. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p> <p>40. Property Owner: [Name], [Address], [City, State, Zip]. [Description of property and petition details]</p>

LISTING OF PETITIONS: Numbers in the listings are keyed to the map above.

BY ORDER OF:
WILLIAM HACKETT,
CHAIRMAN, COUNTY BOARD OF APPEALS AND
P. DAVID FIELDS,
DIRECTOR OF PLANNING AND ZONING

October 31, 1990 TOWSON TIMES Page 75

CR-91-114-X

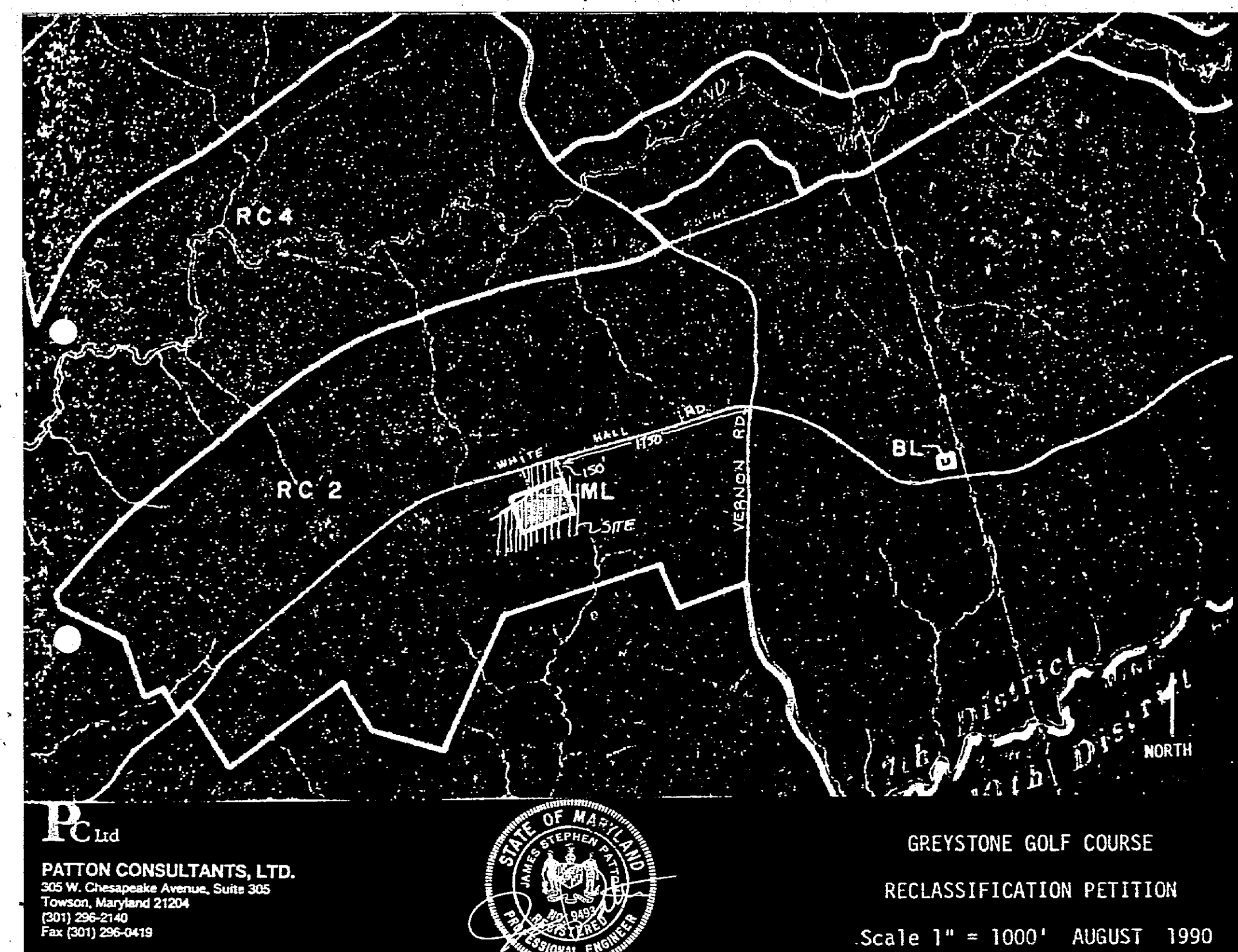
GREYSTONE GOLF COURSE ZONING RECLASSIFICATION PETITION ENVIRONMENTAL IMPACT STATEMENT

Based on the extensive environmental concerns expressed by Baltimore County Department of Environmental Protection and Resource Management (DEPRM), the substantial environmental data documented in the Zoning Case No. 90-19-SPHX and Order dated March 23, 1990, and the attached Environmental Effects Report submitted as a part of the CRG process for this development, the Petitioner submits that comprehensive studies accurately disclosing the environmental consequences of the proposed reclassification have been presented to County agencies and are included herein by reference.

To summarize the six (6) points required of an Environmental Impact Statement by definition of B.C.Z.R., the following is proffered:

1. The attached Environmental Effects Report indicates the change from molasses manufacturing M.L. use to a parking area and maintenance facility for a golf course and data previously submitted to DEPRM indicates that greater control and improvement of impact will occur based on the water quality measures being required and the elimination of odor and air pollution from the elimination of molasses manufacturing. This has permitted a careful assessment of impact by appropriate Baltimore County agencies.
2. The action will improve the environment as the potential for air and water pollution from molasses or any other manufacturing of similar nature which could utilize the M.L. zone will be eliminated.
3. Please refer to the attached Environmental Effects Report, Sections "L" and "M" regarding the proposed actions to avoid adverse environmental effects.
4. The proposed action of eliminating a M.L. zone in and of itself improves and eliminates adverse environmental effects.
5. The cumulative, long-term effect will be an improvement of the environment. Properly implemented sediment and erosion control measures during construction and following best management practices immediately after until stabilization occurs, will minimize short-term effects of the proposed parking area. The amount of landscaped area and elimination of potential manufacturing will be a net long-term improvement of the environment.
6. No irreversible or irretrievable commitment of resources will occur as the bituminous paving for parking areas can be recycled. Thus, the oil base resource can be retrieved.

Attachment.



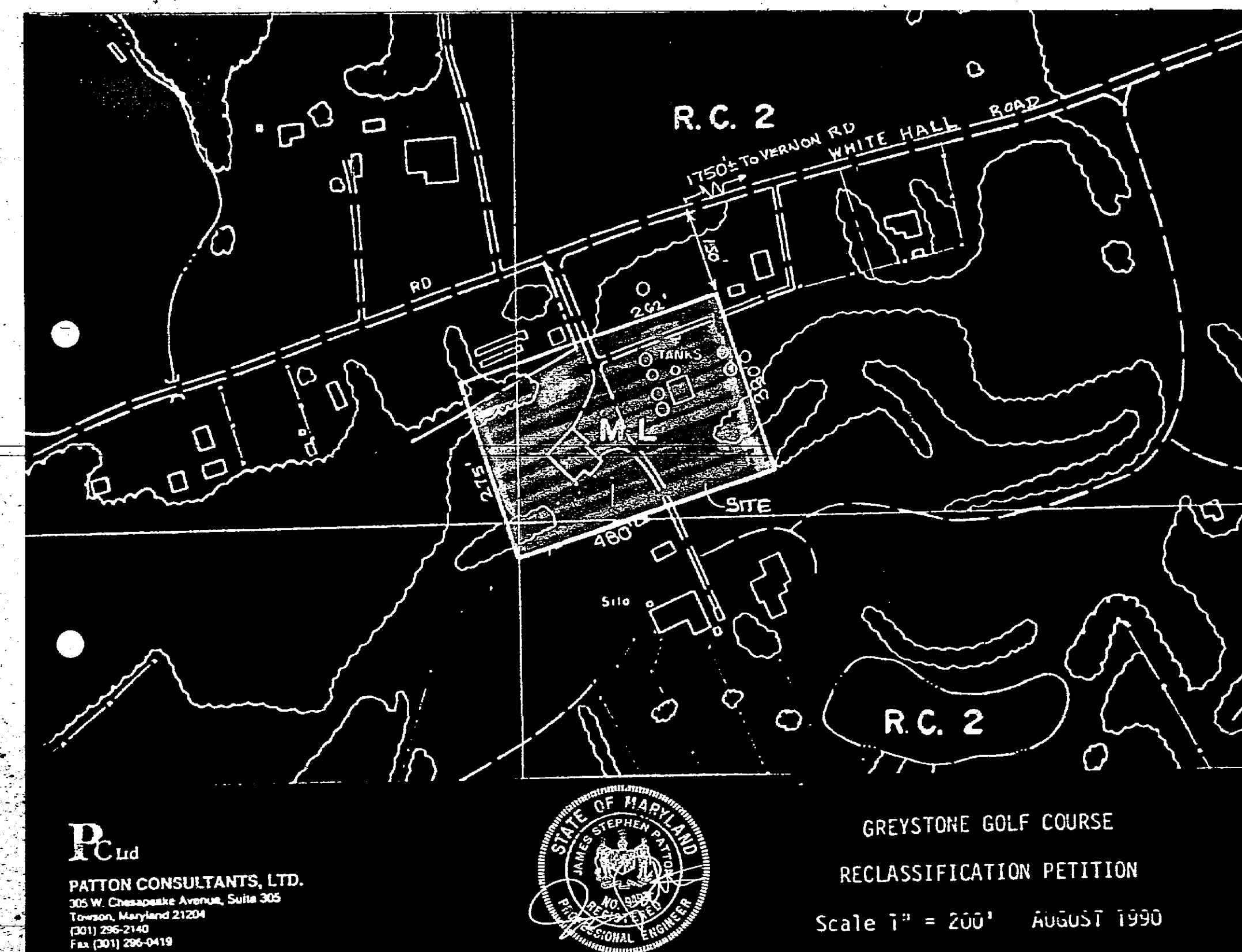
P_CLtd
PATTON CONSULTANTS, LTD.
305 W. Chesapeake Avenue, Suite 305
Towson, Maryland 21204
(301) 296-2140
Fax (301) 296-0419



GREYSTONE GOLF COURSE

RECLASSIFICATION PETITION

Scale 1" = 1000' AUGUST 1990



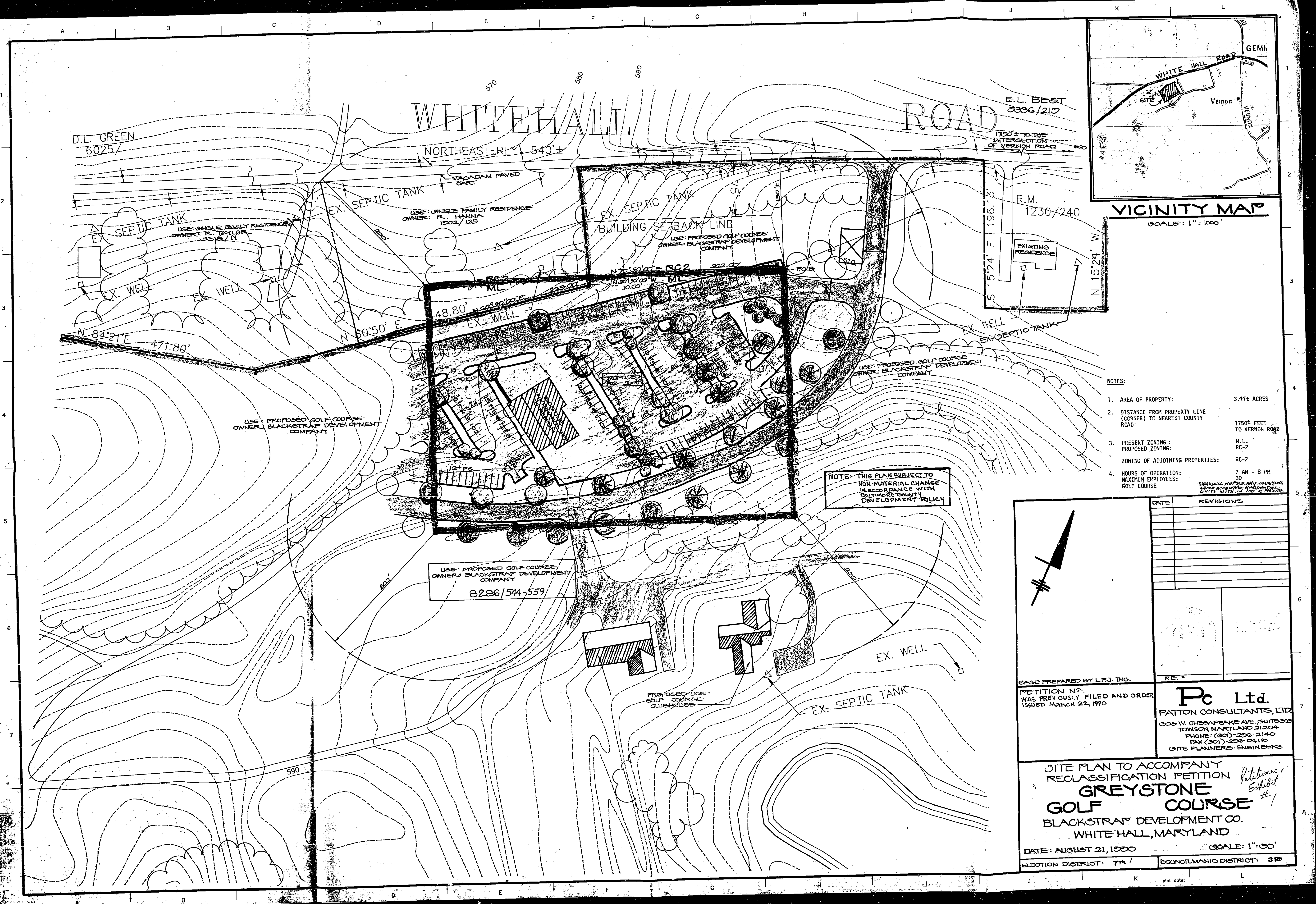
P_CLtd
PATTON CONSULTANTS, LTD.
305 W. Chesapeake Avenue, Suite 305
Towson, Maryland 21204
(301) 296-2140
Fax (301) 296-0419



GREYSTONE GOLF COURSE

RECLASSIFICATION PETITION

Scale 1" = 200' AUGUST 1990



Baltimore County Revenue Authority
115 TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5350
TELEPHONE (410) 887-3127
FAX (410) 286-7459

June 5, 1997

Mr. Arnold Jablon,
Director, PDM
County Office Building
Room 111
111 W. Chesapeake Ave.
Towson, MD 21204

REF: Golf Pavilion Structure relating to Case# CR-91-114-X, March 23, 1990

Dear Mr. Jablon:

Please be advised that we intend to construct an open-air pavilion adjacent to the approved club house structure on Greystone Golf Course. It will be a modular, pre-fab, golf pavilion as manufactured by RCP Shelters of Stuart, Florida. It will not impact the utility infrastructure, as it requires no water, sewer, power or telephone connections. It is a 40'-0" x 45'-0" structure which is to be constructed well beyond 100 feet of the nearest property boundary and will not create any visual or other impact to the public rights-of-way.

The construction of this open-air pavilion will be subject to and consistent with the petition for special exception granted on March 23, 1990 (Zoning Case# CR-91-114-X).

If I can be of further assistance, please contact me at your convenience. Thank you for your cooperation in this matter.

Sincerely,

G. E. Hale
George E. Hale,
Executive Director

Baltimore County Revenue Authority
115 TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5350
TELEPHONE (410) 887-3127
FAX (410) 286-7459

TO: John L. Lewis
FROM: *G. E. Hale*
DATE: June 11, 1997
SUBJECT: Greystone Open Air Pavilion

Enclosed is a site plan showing the location of a 40' x 45' open air pavilion for the Greystone Golf Course. The Authority believes that this open air pavilion is consistent with the "spirit and intent" of the original zoning decision relating to the Greystone Golf Course.

Thank you.

GEH/mls
06000733

Enclosure

Baltimore County Revenue Authority
115 TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5350
TELEPHONE (410) 887-3127
FAX (410) 286-7459

June 5, 1997

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Towson, MD 21204

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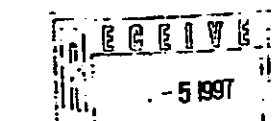
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Sincerely,

G. E. Hale
George E. Hale,
Executive Director



June 12, 1997

7th Election District

Dear Mr. Haile:

The Director of PDM has advised me that this project is exempt from the Baltimore County Zoning Regulations, however, it is subject to the development regulations. Please contact Development Management at 410-887-3335 regarding any development regulation issues.

Very truly yours,

John L. Lewis
John L. Lewis
Planner II
Zoning Review

JLL:rye

c: zoning case CR-91-114-X

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT		No. 038244	PAID RECEIPT 06/08/97 01 4 04 R 14621 CR NO. 038244 \$40.00 CK P-A-I-D Baltimore County Maryland Office of Budget & Finance
DATE 6/6/97	ACCOUNT A-001-6150	AMOUNT \$ 40.00 (24)	
RECEIVED FROM Baltimore County Revenue Authority			
FOR: ZONING VERIFICATION GOLF PAVILION STRUCTURE			
DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER		CASHIER'S VALIDATION	

Baltimore County Revenue Authority
115 TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5350
TELEPHONE (410) 887-3127
FAX (410) 286-7459

June 5, 1997

Mr. Arnold Jablon,
Director, PDM
County Office Building
Room 111
111 W. Chesapeake Ave.
Towson, MD 21204

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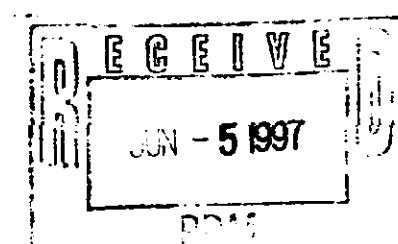
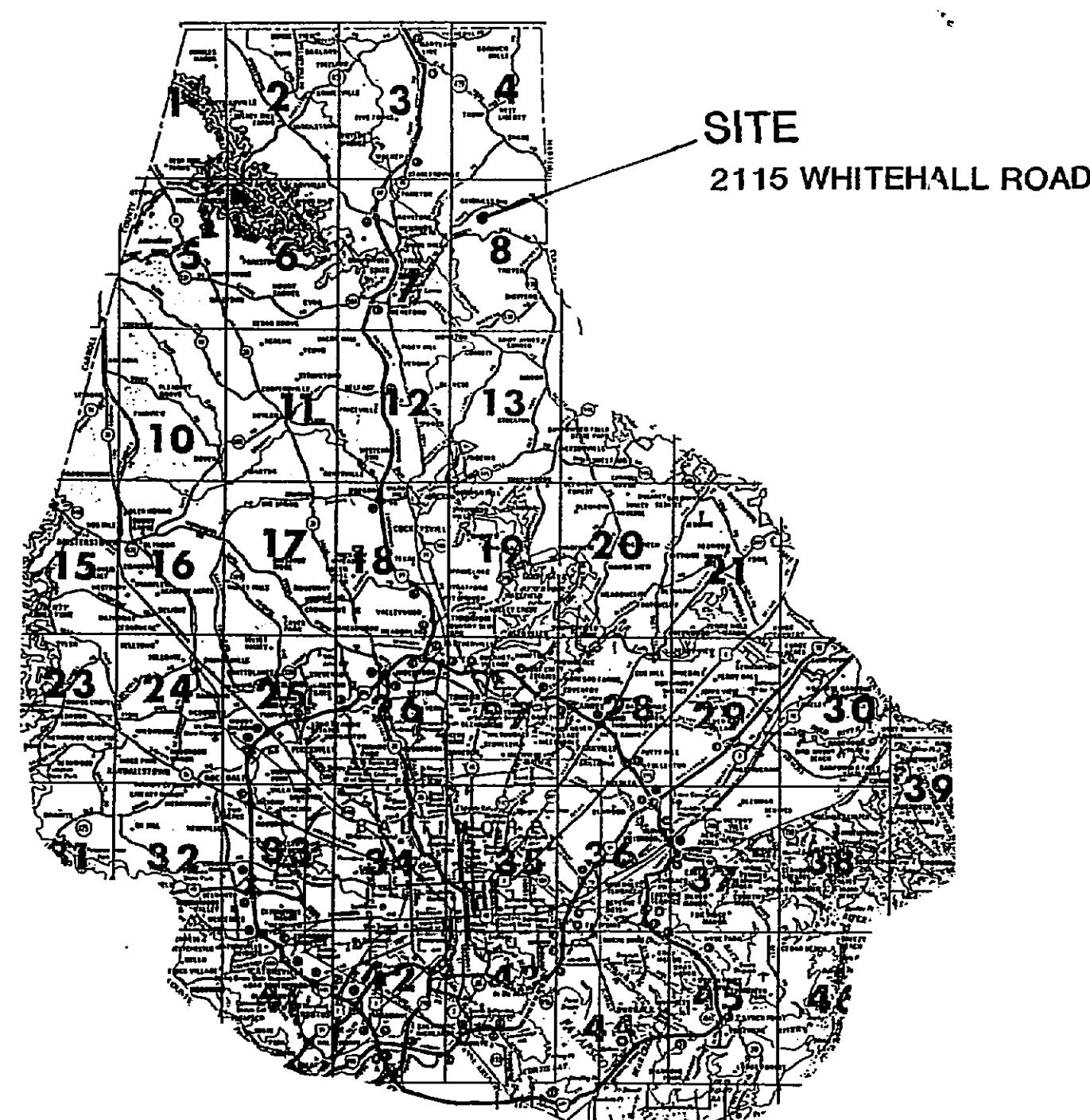
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If I can be of further assistance, please contact me at your convenience. Thank you for your cooperation in this matter.

Sincerely,

G. E. Hale
George E. Hale,
Executive Director

LOCATION MAP



GREYSTONE CLUBHOUSE AND PARKING LOT GENERAL NOTES

1. THE NEW CONSTRUCTION BE COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS WITH MINIMAL DISTURBANCE TO THE EXISTING ENVIRONMENT. EXTREME CARE SHALL BE TAKEN TO PROTECT EXISTING TREES AND GOLF COURSE FACILITIES WHILE PERFORMING CONSTRUCTION OPERATIONS. LAYOUT AND LAYOUT REFINEMENT REQUIREMENTS ARE INCLUDED ON THE GEOMETRIC AND PAVING PLAN.

2. THE PROJECT REQUIRES THE CONSTRUCTION OF A SEPTIC SYSTEM. DESIGN OF THIS PORTION OF THE WORK IS NOT COMPLETE. THE CONTRACTOR SHALL, HOWEVER, CONSTRUCT THE REQUIRED SEPTIC SYSTEM AND SANITARY SEWER LINES TO IT BASED ON THE FOLLOWING BILL OF MATERIALS. UNIT PRICE ADJUSTMENTS WILL BE MADE AS APPROPRIATE AFTER FINAL DESIGN AND LOCATION OF THE FACILITY ARE COMPLETED.

3. ONE 5,000 GALLON TWO CHAMBER SEPTIC TANK WITH ACCESS MANHOLES TO EACH CHAMBER.

4. NINE 200 FEET LONG SEPTIC TRENCHES. EACH TRENCH SHALL BE 3 FEET WIDE, 8 FEET DEEP, FILLED WITH 1/4 TO 3/8 INCHES OF WASHED GRAVEL OR CRUSHED STONE WITH 3 FEET OF EARTH AT THE TOP. EACH TRENCH SHALL CONTAIN A CONTINUOUS 4 INCH DIAMETER PERFORATED PVC PIPE AND TWO VERTICAL OBSERVATION PIPES. STONE TRENCH SHALL BE COMPLETELY ENCASED IN FILTER CLOTH.

5. ONE DISTRIBUTION BOX WITH TEN PORTS (ONE INCOMING AND NINE OUTGOING). BOX SHALL BE REINFORCED CONCRETE WITH AN INTERIOR CONCRETE Baffle WALL. OVERALL SIZE SHALL BE 8 FEET BY 4.5 FEET BY 3 FEET DEEP.

6. ASSUME 700 L.F. 8 INCH DIAMETER SANITARY SEWER PIPING FROM THE BUILDING SERVICE TO THE DISTRIBUTION BOX AND 9 SANITARY MANHOLES WITH A TOTAL DEPTH OF 30 VERTICAL FEET. ASSUME NORMAL SEWER DEPTH OF 8 FEET AND MAXIMUM DEPTH OF 9 FEET.

7. ASSUME 1200 ADDITIONAL FEET OF 4 INCH PVC PIPE BETWEEN THE DISTRIBUTION BOX AND SEPTIC TRENCHES, 4 FOOT DEEP.

8. ALL DISTURBED GROUND SHALL BE STABILIZED WITH NEW LAWN.

3. NEW STORM DRAINAGE IS REQUIRED AS SHOWN ON THE DRAWING. STORM DRAIN OUTLET SHALL BE EXTENDED TO THE EXISTING IRRIGATION POND WHERE SHOWN ON SHEET C-1.3. THE CONTRACTOR SHALL PROVIDE WORK BOXES TO ALLOW A MINIMUM 12 FOOT DEEP TRENCH WITHOUT THE NEED TO SLOPE SIDES OF EXCAVATIONS. THE STORM DRAIN FROM THE CLUBHOUSE AREA TO THE POND IS NOT ACCURATELY SHOWN ON THE PLAN. DOWNSTREAM STRUCTURE LOCATIONS SHALL BE LOCATED IN THE FIELD BY THE OWNER. THE CONTRACTOR SHALL INCLUDE THE CONSTRUCTION OF 5 NEW WR INLETS, DOWNSTREAM OF THE MH 5, HAVING A TOTAL DEPTH OF 40 VERTICAL FEET, AND 850 FEET OF 24 INCH DIAMETER PIPE. TYPICAL TRENCH DEPTH SHALL BE 6 FEET WITH A MAXIMUM DEPTH OF 12 FEET (FOR THE AREA DOWNSTREAM OF MH 5). CONSTRUCTION VARIANCES FROM THAT DESCRIBED ABOVE SHALL BE CREDITED OR PAID FOR ON A UNIT PRICE BASIS.

4. THE CONTRACTOR SHALL, IN CONJUNCTION WITH NEW STORM DRAIN CONSTRUCTION, CONSTRUCT A RIPRAP DITCH 50 FEET LONG WITH A LOW POINT AT THE WATERS EDGE. THE RIPRAP DITCH SHALL BE 20 FEET WIDE. EXISTING STORM DRAINS SHALL BE CUT OFF AT THE DITCH AND CHANNLED INTO IT. WATERS EDGE IS DEFINED AS THE POINT WHICH IS TWO VERTICAL FEET BELOW THE ELEVATION AT THE CONTROLLED OUTLET STRUCTURE.

5. THE CONTRACTOR MAY ASSUME THAT SUFFICIENT ON SITE BORROW EXCAVATION CAN BE MADE AVAILABLE TO HIM IN OPEN AREAS NEAR THE NEW WHITEHALL ROAD ENTRANCE. THIS AREA MAY ALSO BE USED TO DISPOSE OF EXCESS OR TOPSOIL OR OTHER UNSUITABLE EARTH MATERIALS. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK NEEDED FOR BORROW EXCAVATION AND DISPOSAL OF EARTH MATERIALS IN THIS AREA. THE AREA MUST BE GRADED TO DRAIN AND ALL DISTURBANCE SHALL BE REESTABLISHED IN LAWN.

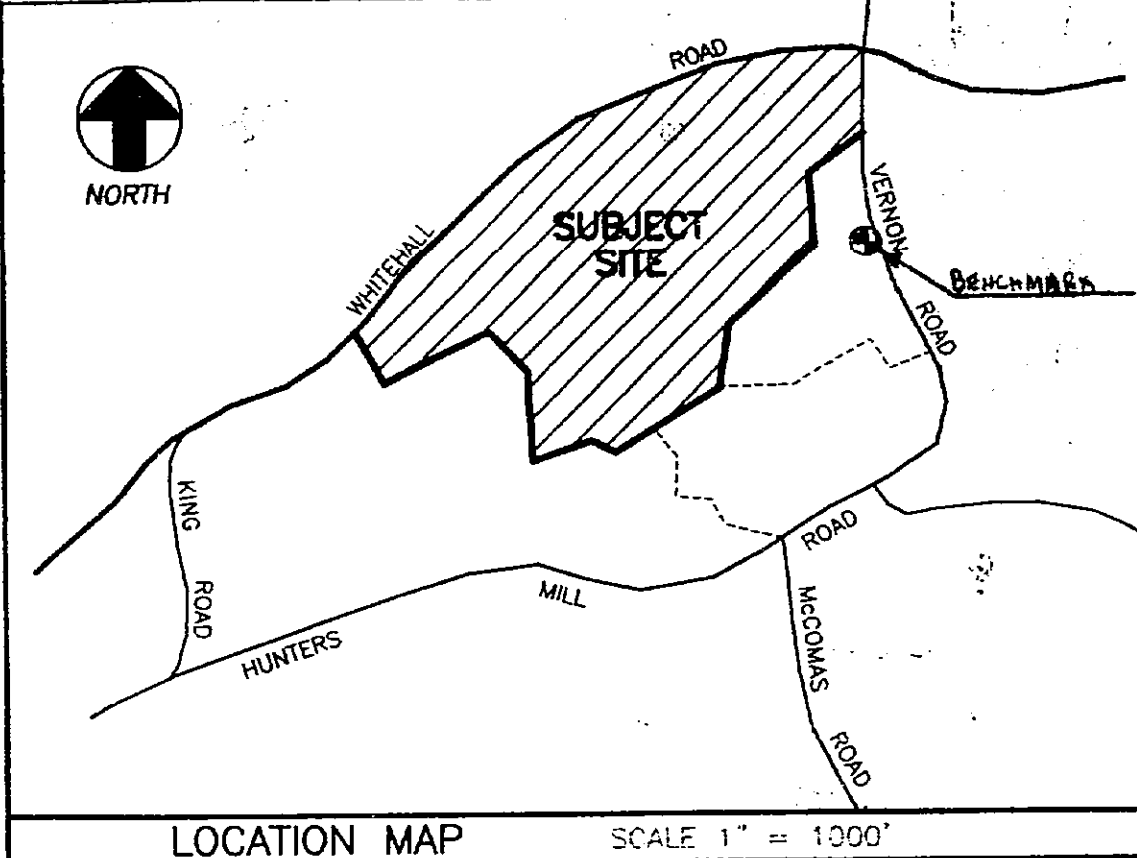
PROPOSED CLUBHOUSE AND PARKING LOT
SEE SHEET C-1.2 FOR DETAILED PLAN

OWNER/DEVELOPER
BALTIMORE COUNTY REVENUE AUTHORITY
115 TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286
ATTN: GEORGE HALE

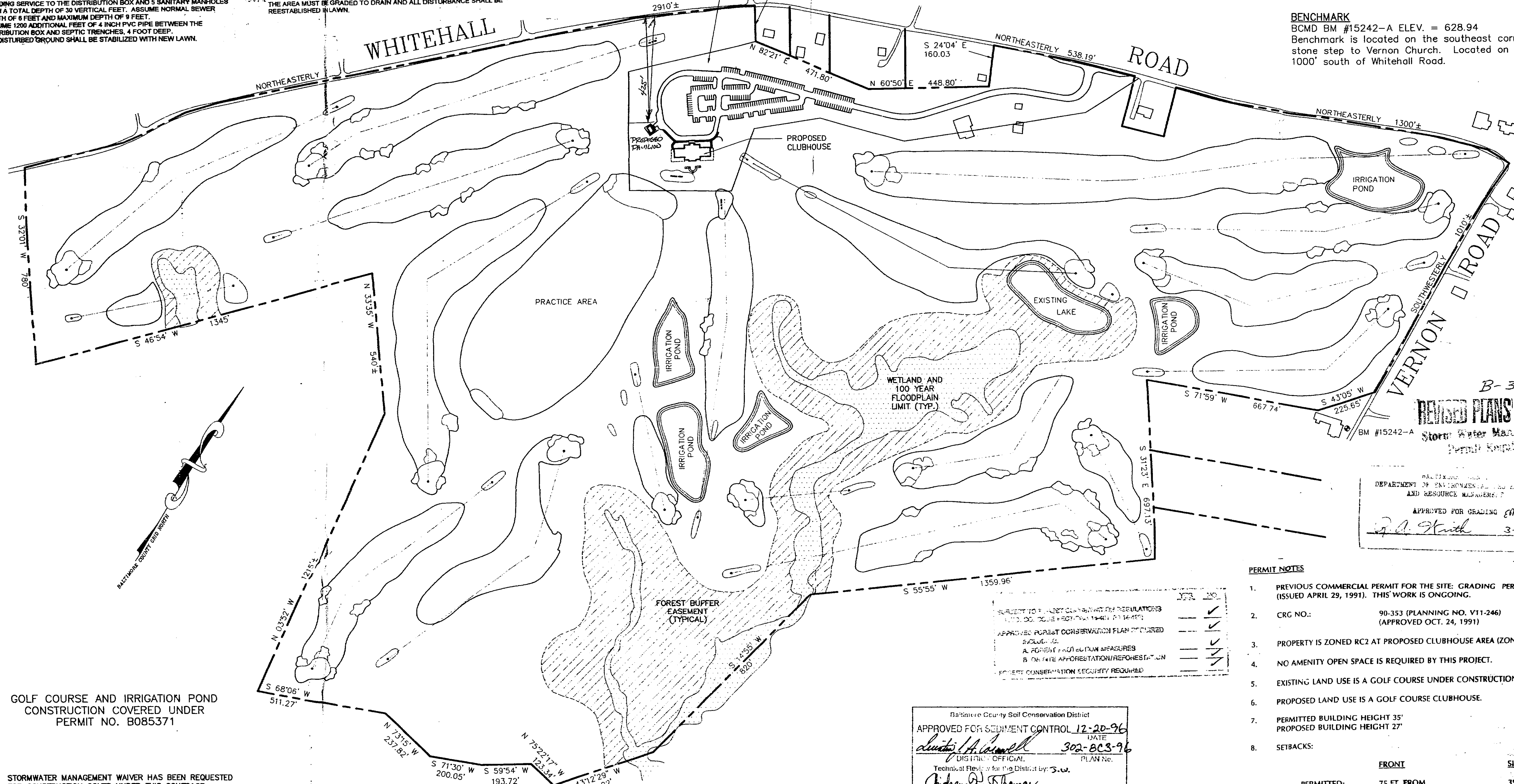
ELECTION DISTRICT: 7
COUNCILMANIC DISTRICT: 3
CENSUS TRACT: 4071
WATERSHED: 14
SUBWATERSHED: 81
DEED REFERENCE: SM 8286/544 AND SM-6369/371

TAX ACCOUNT NUMBERS:
21-00014245, 46, 47 AND 48
07-02-047247
22-00000034
SUBDIVISION PLAT NO.: SM67/137
CRG NO.: 90-353

AREA OF SITE - 217.25 ACRES



BENCHMARK
BCMD BM #15242-A ELEV. = 628.94
Benchmark is located on the southeast corner of bottom stone step to Vernon Church. Located on Vernon Road, 1000' south of Whitehall Road.



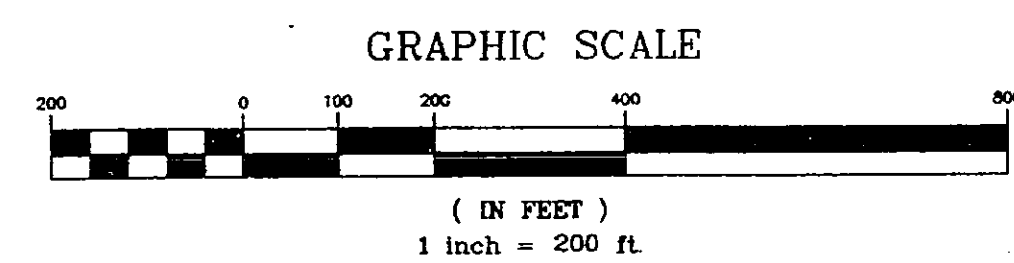
GOLF COURSE AND IRRIGATION POND
CONSTRUCTION COVERED UNDER
PERMIT NO. B085371

STORMWATER MANAGEMENT WAIVER HAS BEEN REQUESTED FOR CONSTRUCTION COVER UNDER THIS CONTRACT

THIS PROJECT IS ABOVE THE HEADWATERS OF FIRST MINE BRANCH, A CLASS THREE TROUT STREAM

A STATE WRA PERMIT HAS BEEN APPROVED FOR THE IRRIGATION POND CONSTRUCTION. A STATE WRA PERMIT IS NOT REQUIRED FOR THE WORK COVERED UNDER THIS CONTRACT.

"ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS."



Baltimore County Soil Conservation District
APPROVED FOR SEDIMENT CONTROL 12-20-96
DATE 302-BCS-96
DISTRICT OFFICIAL
Technical Review for the District by: S.W.
Andrew R. Thomas
USDA SOIL CONSERVATION SERVICE
If a grading permit has not been obtained within two years of this approval, this plan shall be re-submitted to the District.

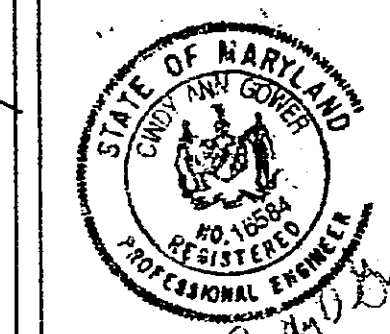
R-1 2-12-97 Revised entrance, and w.q. facilities #2+3. M.D. P.

PERMIT NOTES

- PREVIOUS COMMERCIAL PERMIT FOR THE SITE: GRADING PERMIT NO. B085371 (ISSUED APRIL 29, 1991). THIS WORK IS ONGOING.
- CRG NO.: 90-353 (PLANNING NO. V11-246) (APPROVED OCT. 24, 1991)
- PROPERTY IS ZONED RC2 AT PROPOSED CLUBHOUSE AREA (ZONING MAP NO. 82).
- NO AMENITY OPEN SPACE IS REQUIRED BY THIS PROJECT.
- EXISTING LAND USE IS A GOLF COURSE UNDER CONSTRUCTION OR VACANT.
- PROPOSED LAND USE IS A GOLF COURSE CLUBHOUSE.
- PERMITTED BUILDING HEIGHT 35' PROPOSED BUILDING HEIGHT 27'
- SETBACKS:

	FRONT	SIDE/REAR
PERMITTED:	75 FT. FROM CENTERLINE OF STREET	35 FT.
PROVIDED:	475(6)	440(6)
- THERE ARE NO PUBLIC UTILITIES AVAILABLE TO THE SITE. WATER SHALL BE PROVIDED BY A NEW WELL, AND A NEW SEPTIC SYSTEM IS PROPOSED.
- PARKING REQUIRED: 8 SPACES/HOLE = 144 SPACES SPACES PROVIDED: 200 SPACES
- SEE SHEET C12 FOR ZONING HISTORY

REVISIONS



GREYSTONE CLUBHOUSE
WHITE HALL ROAD
BALTIMORE COUNTY MARYLAND

Baltimore County Revenue Authority
GREYSTONE CLUBHOUSE
WHITE HALL ROAD
BALTIMORE COUNTY MARYLAND

Burton Associates Architects, Inc.
3300 Chestnut Avenue Suite 101
Baltimore, Maryland 21211
Tel: 410-889-1172
Fax: 410-366-1601

DATE 10-25-96
SCALE
DRAWN
JOB
SHEET

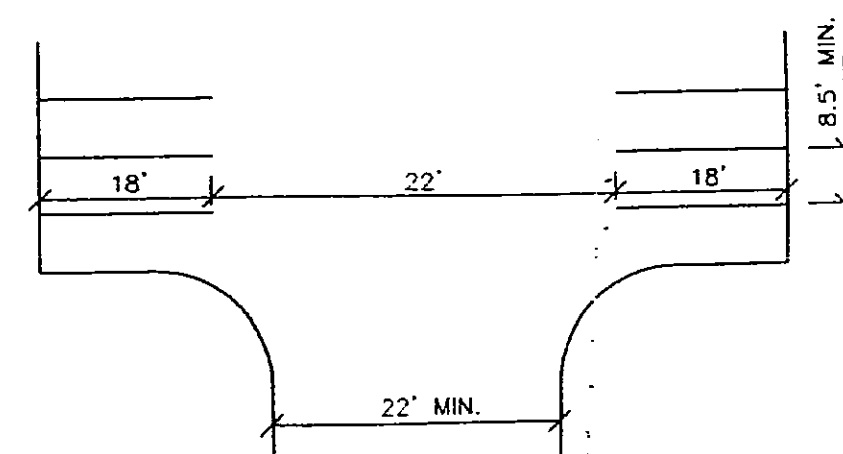
C1.1

TITLE OVERALL SITE PLAN TO ACCOMPANY BUILDING PERMIT and EROSION and SEDIMENT CONTROL PLAN

SCALE: 1" = 200'

PROPOSED 200 SPACE PARKING LOT

PARKING LOT AND DRIVEWAYS SHALL COMPLY WITH BALTIMORE COUNTY ZONING MANUAL SECTION 409.4. PARKING, MANUEVERING, AND AISLE AREAS SHALL BE PAVED WITH BITUMINOUS CONCRETE AND PERMANENTLY STRIPED. PARKING SPACES SHALL HAVE PRECAST CONCRETE WHEEL STOPS.



STANDARD PARKING SPACES

(ZONING CASE NUMBER 90-19-SPHX/CBA-90-165 AND BOARD OF APPEALS NUMBERS CBA-91-183, CBA-91-189 AND CBA-91-203 AND ZONING CASE NO. CR-91-1443)

WHEREAS, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of March 1990 that a Petition for Special Exception to approve the right to use the existing buildings in the M.L. some area on the site as maintenance, storage and accessory buildings in conjunction with the operation of the country club/golf course is hereby DENIED; and

IT IS FURTHER ORDERED, that the Petition for Special Exception for a country club (primarily a golf oriented facility) including a golf course, practice facilities, a clubhouse complex including without limitation a pro shop, lounge, eating facility and other appropriate recreational facilities, maintenance facilities associated with the foregoing, shelters and other structures, and improvements or facilities generally associated with golf or country clubs, as shown and described on Petitioner's Exhibit No. 10, is hereby GRANTED IN PART, subject, however, to the following restrictions which are conditions precedent to the foregoing relief:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. All greens, tees, and fairways shall be located no closer than fifty feet (50') from the nearest wetland buffer area as indicated on Petitioner's Exhibit No. 10.
3. The Petitioners shall be permitted only four tee-to-fairway-to-green (golf ball) crossings over the designated wetland areas, which has been previously established by the Department of Environmental Protection and Resource Management (DEPRM).

NOTE: SEE SHEETS C2.1, C3.1, AND C4.1 FOR DETAILS OF CONSTRUCTION

4. The Petitioners shall be permitted to construct one 18 hole golf course shown and to the north of the line shown between the point lettered by N 78° 22' 17" W 123.36' and S 85° 17' E 487.14', and the point lettered by N 14° 53' W 837' and S 85° 17' E 487.14', said line being approximately located at the northeast corner of the subject property. The Petitioners shall be prohibited from developing that portion of the subject property below or to the south of said line for use in conjunction with the proposed country club/golf course. There shall be no residential development within the area of the Special Exception golf course. The area to the south of the golf course shall be held in an undeveloped condition until July 1, 1994 at which time the Petitioners may request by Special Hearing any use permitted as a matter of right or by Special Exception.

5. The Petitioners shall be permitted only two golf cart/pedestrian crossings across the designated wetland. Said crossings shall be constructed on gillies and be of "boardwalk" character. Prior to the construction of the crossings, the Petitioner shall submit a proposal of said "boardwalk" to Department of Environmental Protection and Resource Management (DEPRM) for final approval. The Petitioners shall also be permitted to construct one golf cart/pedestrian path, which will traverse the south side of the existing pond located in the north corner of the existing wetland. Prior to construction of said path, the Petitioners shall submit plans to Department of Environmental Protection and Resource Management (DEPRM) for approval.

6. All wells on the subject property shall be equipped with a computer monitoring system which shall record, among other pertinent data, the gallons of water pumped per day, the time of the pumping, the quality of the water and the depth of water in the well at the beginning and ending of each pumping. Such system shall be approved by Department of Environmental Protection and Resource Management (DEPRM). All data generated by said computer monitoring system shall be made available to Zoning Commissioner, Office of Planning and Zoning and the Department of Environmental Protection and Resource Management (DEPRM) upon demand. A full report of ground water usage and quality shall be produced by a professional monitoring company and supplied to the office of the Zoning Commissioner and Department of Environmental Protection and Resource Management on July 31, 1991 and each year thereafter for ten (10) years and every three (3) years thereafter.

7. The Petitioners shall not pump more than 60,000 gallons of well water per day on and from the subject site. During a period of declared drought by the National Weather Service, the Petitioners may pump only 20,000 gallons of well water per day from the subject site.

8. The Petitioners shall install a water monitoring system at the location where the First Mine Branch stream enters the subject site, where said stream exits the site and where the "unnamed tributary" enters the First Mine Branch Stream.

ZONING HISTORY

The monitoring system shall be of a type approved by Department of Environmental Protection and Resource Management (DEPRM), and all data generated by such system shall be made available to the Baltimore County Office of Planning and Zoning, Department of Environmental Protection and Resource Management (DEPRM) and the Zoning Commissioner for Baltimore County on July 31, 1991 and each year thereafter for 15 years.

9. There shall be no residential development on the subject site.

10. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

11. Petitioners shall submit to the Zoning Commissioner's office by no later than September 1, 1990 new site plan prepared by a registered professional engineer and/or land surveyor, which clearly identifies the subject golf course, all buildings, their size and area dimensions, their exact location on the subject property, their distances from all property lines, and any other information as may be required to be a certified site plan. Said plan shall be submitted to the Department of Environmental Protection and Resource Management, Department of Planning and Zoning and the Zoning Commissioner for final approval. The new plan shall incorporate and address the restrictions set forth above.

12. The Petitioners shall cease and desist any use and maintenance of the airstrip on the subject site, and shall remove all items from the site associated therewith.

J. Robert Haines
Zoning Commissioner for Baltimore County

280/90 APPEAL TO THE BOARD OF APPEALS BY PROTESTANTS

4/20/90 APPEAL TO THE BOARD OF APPEALS BY WEBSBURG COMMUNITY ASSOCIATION (PROTESTANTS)

4/27/90 BOARD OF APPEALS HEARING SET FOR TUESDAY, OCTOBER 9, 1990

8/30/90 PLAN APPROVED BY CRG

10/9/90 HEARINGS WERE HELD BEFORE COUNTY BOARD OF APPEALS REGARDING SPECIAL HEARING, SPECIAL EXCEPTION AND CRG APPROVAL

11/2/90

3/6/91 DECISION BY THE BOARD OF APPEALS FAVORING PETITIONER (BLACKTRAP DEVELOPMENT CO.) AFFIRMING ZONING COMMISSIONER AND CRG

4/29/91 BOARD OF APPEALS DECISION APPEALED TO CIRCUIT COURT BY WEBSBURG COMMUNITY ASSOCIATION, INC. AND PEOPLES COUNCIL OF BALTIMORE COUNTY

8/29/91 ZONING CASE: CR-91-114X

ITEM 8, CYCLE IV (1990-1991)

RE-CLASSIFY 3.48 ACRES FROM M.L. TO RC-3

GRANTED MAY 4, 1991 BY COUNTY BOARD OF APPEALS

7/2/91 HEARING HELD WITH CIRCUIT COURT - JUDGE HOWE

7/25/91 REMANDED TO COUNTY BOARD OF APPEALS BY CIRCUIT COURT

4/28/92 COURT OF APPEALS DECIDES IN FAVOR OF PETITIONER (BLACKTRAP DEVELOPMENT COMPANY)

8/4/92 ORDER OF COURT OF APPEALS IS AFFIRMED WITH THE FOLLOWING RESTRICTIONS:

1. THE PETITIONERS SHALL BE PERMITTED TO CONSTRUCT ONE 18 HOLE GOLF COURSE ABOVE AND TO THE NORTH OF THE LINE DRAWN BETWEEN THE POINT INTERSECTED BY N 78° 22' 17" W 123.36' AND N 30° 58' W 618.21' AND THE POINT INTERSECTED BY N 14° 53' W 837' AND S 85° 17' E 487.14'. SAID LINE BEING APPROXIMATELY LOCATED AT THE NARROWEST PORTION OF THE SUBJECT PROPERTY. THE PETITIONERS SHALL BE PROHIBITED FROM DEVELOPING THAT PORTION OF THE SUBJECT PROPERTY BELOW OR TO THE SOUTH OF SAID LINE FOR USE IN CONJUNCTION WITH THE PROPOSED COUNTRY CLUB/GOLF COURSE. THERE SHALL BE NO RESIDENTIAL DEVELOPMENT WITHIN THE AREA OF THE SPECIAL EXCEPTION GOLF COURSE. THE AREA TO THE SOUTH OF THE GOLF COURSE SHALL BE HELD IN AN UNDEVELOPED CONDITION UNTIL JULY 1, 1994 AT WHICH TIME THE PETITIONERS MAY REQUEST BY SPECIAL HEARING ANY USE PERMITTED AS A MATTER OF RIGHT OR BY SPECIAL EXCEPTION.

2. ALL WELLS OF THE SUBJECT PROPERTY SHALL BE EQUIPPED WITH A COMPUTER MONITORING SYSTEM WHICH SHALL RECORD, AMONG OTHER PERTINENT DATA, THE GALLONS OF WATER PUMPED PER DAY, THE TIME OF THE PUMPING, THE QUALITY OF THE WATER AND THE DEPTH OF WATER IN THE WELL AT THE BEGINNING AND ENDING OF EACH PUMPING. SUCH SYSTEM SHALL BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT (DEPRM). ALL DATA GENERATED BY SAID COMPUTER MONITORING SYSTEM SHALL BE MADE AVAILABLE TO THE ZONING COMMISSIONER, OFFICE OF PLANNING AND ZONING AND DEPRM UPON DEMAND. A FULL REPORT OF GROUND WATER USAGE AND QUALITY SHALL BE PRODUCED BY A PROFESSIONAL MONITORING COMPANY AND SUPPLIED TO THE OFFICE OF THE ZONING COMMISSIONER AND DEPRM ON JANUARY 31, 1991, AND EACH YEAR THEREAFTER FOR 15 YEARS AND EVERY 3 YEARS THEREAFTER.

3. THE PETITIONERS SHALL NOT PUMP MORE THAN 60,000 GALLONS OF WELL WATER PER DAY ON AND FROM THE SUBJECT SITE. DURING A PERIOD OF DECLARED DROUGHT BY THE NATIONAL WEATHER SERVICE, THE PETITIONERS MAY PUMP ONLY 20,000 GALLONS OF WELL WATER PER DAY FROM THE SUBJECT SITE.

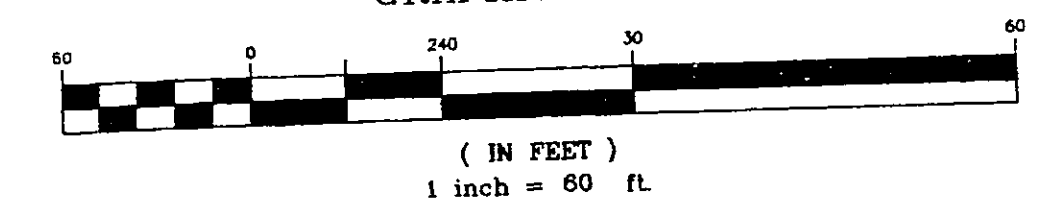
4. THE PETITIONERS SHALL INSTALL A WATER MONITORING SYSTEM AT THE LOCATION WHERE THE FIRST BRANCH STREAM ENTERS THE SUBJECT SITE, WHERE SAID STREAM EXITS THE SITE AND WHERE THE "UNNAMED TRIBUTARY" ENTERS THE FIRST BRANCH STREAM. THE MONITORING SYSTEM SHALL BE OF A TYPE APPROVED BY DEPRM. ALL DATA GENERATED BY SUCH A SYSTEM SHALL BE MADE AVAILABLE TO THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING, DEPRM, AND THE ZONING COMMISSIONER FOR BALTIMORE COUNTY ON JANUARY 31, 1991 AND EACH YEAR THEREAFTER FOR 15 YEARS.

5. THERE SHALL BE NO RESIDENTIAL DEVELOPMENT ON THE SUBJECT SITE.

PROPOSED 33' WIDE ENTRANCE WITH ACCELERATION LANES PER BALTIMORE COUNTY PLATE R-35



GRAPHIC SCALE

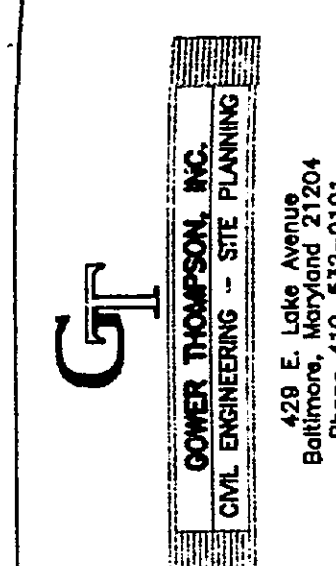
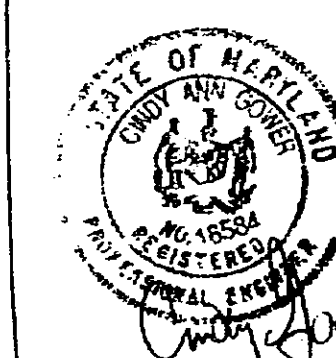


NOTE: THIS PLAN IS FOR PERMITTING PURPOSES ONLY, SEE REFERENCED SHEETS FOR DETAILS OF CONSTRUCTION

SCALE: 1"=60'

TITLE DETAIL SITE PLAN TO ACCOMPANY BUILDING PERMIT

REVISION	
1-24-91	



Baltimore County Revenue Authority
GREYSTONE CLUBHOUSE
WHITE HALL ROAD
BALTIMORE COUNTY MARYLAND

Burton Associates Architects, Inc.
3000 Chestnut Avenue Suite 101
Baltimore, Maryland 21211 410.889.1172
FAX 410.365.1601

DATE	10-28-91
SCALE	
DRAWN	
JOB	
SHEET	
C1.2	
OF - SHEETS	